



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE: **PJ-1**

May 9, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT  
CERTIFY FINAL FOCUSED ENVIRONMENTAL IMPACT REPORT  
ADOPT MITIGATION MONITORING AND REPORTING PROGRAM  
ADOPT AND ADVERTISE  
APPROVE VARIOUS OTHER ACTIONS  
SPECS. 5460; C.P. 77032  
SUPERVISORIAL DISTRICT 2  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND THE  
DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Consider the proposed final Focused Environmental Impact Report (Enclosure E), find that the final FEIR reflects the independent judgment of the County, certify that the FEIR has been completed in compliance with the California Environmental Quality Act and that your Board has reviewed and considered the information contained therein in its decision-making process prior to approving the project, and adopt the Findings of Fact and Statement of Overriding Considerations (Enclosure G) for the Kenneth Hahn State Recreation Area Soccer Fields Project.
2. Adopt the Mitigation Monitoring and Reporting Program (Enclosure F), which includes findings concerning the feasibility of alternatives and mitigation measures to ensure compliance with project changes and conditions adopted to mitigate or avoid significant environmental effects on aesthetics, air quality,

biological resources, cultural resources, geology and soils, hazardous materials, hydrology and water quality, noise, recreation, transportation/traffic, and utilities service system.

3. Find that the project will have no adverse effect on wildlife resources and authorize Parks and Recreation to complete and file a Certificate of Fee Exemption for the project.
4. Adopt plans and specifications for construction of the Kenneth Hahn State Recreation Area Soccer Fields Project at an estimated construction cost between \$1,607,000 and \$1,946,000, funded by the Regional Park and Open Space District and net County cost, and instruct the Executive Officer to advertise for bids to be received and opened on June 18, 2002, according to the "Instruction Sheet for Publishing Legal Advertisements" (Enclosure B).
5. Approve the project budget of \$3,575,000 for the Kenneth Hahn Soccer Fields Project detailed in Enclosure A.
6. Approve the Youth Employment Plan (Enclosure C).

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

We are recommending that your Board consider and certify the final FEIR, adopt the Mitigation Monitoring and Reporting Program, approve the project budget and Youth Employment Plan, adopt the plans and specifications, and authorize advertising for bids to construct the Kenneth Hahn State Recreation Area Soccer Fields Project.

The project will include constructing two soccer fields (one junior field and one adult field), a 1,545-square-foot field office building with public restrooms and storage space, a 46-space parking lot, and landscaping and irrigation improvements. Parks and Recreation will employ at-risk youth to perform a portion of the landscaping work for the project.

The project also includes additive alternates that will be included if the lowest responsible bid is below the estimated construction cost. The alternates in priority order include:

1. Access path and lighting from existing parking lot to soccer fields.
2. Ten exercise stations around the existing ball fields.

3. Increase in total number of trees and shrubs in the base bid by 100 percent.
4. Par course around the soccer fields and associated security lighting.
5. Picnic area north of youth soccer fields.
6. Ten exercise stations around the soccer fields.

This project is one of more than 200 capital improvements projects that Parks and Recreation is undertaking as a result of the voters' approval of the Safe Neighborhood Parks Propositions of 1992 and 1996.

### **Implementation of Strategic Plan Goals**

These actions meet the County's Strategic Plan Goal of Service Excellence as the proposed capital improvements will expand recreational opportunities by providing improved park and recreational facilities thus enhancing service to the public and their quality of life. It also meets the Goal of Fiscal Responsibility as this is an investment in public infrastructure.

### **FISCAL IMPACT/FINANCING**

#### **Project Budget Impact**

Public Works' fair construction cost estimate for the project is between \$1,607,000 and \$1,946,000, not including \$489,773 for the additive alternates.

The total project cost, including plans and specifications, plan check, construction, equipment, consultant services, miscellaneous expenditures, at-risk youth employment, and County services, is currently estimated at \$3,575,000, not including the additive alternates. The Project Schedule and Budget Summary are included in Enclosure A.

The project is being funded by the Safe Neighborhood Parks Proposition of 1996 (\$2,175,000) under Section (3), Subsection (b), Paragraph (2), and Second District Extraordinary Maintenance funds (\$1,400,000) allocated in Fiscal Year 1999-2000. Sufficient appropriation is available in the Fiscal Year 2001-2002 Capital Projects Budget (C.P. 77032) to fund this project.

### Operating Budget Impact

Following completion of the project, scheduled for November 2003, Parks and Recreation anticipates an estimated one-time start-up cost of approximately \$39,100 to provide equipment, furnishings, and supplies for the project and \$76,000 in annual operational costs.

The 2002-03 Proposed Budget, adopted by your Board on April 16, 2002, includes sufficient funding for these costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The project, originally managed by Parks and Recreation, was transferred to Public Works during the Construction Document Phase in December 1999. The scope of work and the construction documents were revised to meet the available construction budget and to incorporate the environmental mitigation measures.

Under the provisions of the County of Los Angeles Regional Park and Open Space District Policy, Parks and Recreation is actively pursuing employment opportunities to meet the Youth Employment Minimum Obligation Plan. The estimated cost of youth employment for this project is \$17,062 as detailed in Enclosure C. In addition, the plans and specifications encourage the contractor to employ at-risk youth on the project.

A standard construction contract, previously approved as to form by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring of qualified displaced County employees will be included in the contract.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, bidders will be required to demonstrate a proven record of hiring Greater Avenues for Independence Program participants or attest to a willingness to consider GAIN participants for future employment.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Bidders will also be required to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program).

### **ENVIRONMENTAL DOCUMENTATION**

The County has evaluated all environmental issues recommended by CEQA and the CEQA Guidelines for the project and prepared a FEIR for the project in accordance with the CEQA and the County of Los Angeles Environmental Document Reporting Procedures and Guidelines.

The Initial Study prepared by the County in 1999 identified potential environmental consequences resulting from a project consisting of soccer fields at the western parcel and batting cages and a driving range at the eastern parcel. The Initial Study concluded that the project would have less than significant impacts or no impacts on agricultural resources, land use and planning, mineral resources, population and housing, and public services. The Initial Study also concluded that the project had the potential for significant impact on aesthetics, air quality, biological resources, cultural resources, geology and soils, hazardous materials, hydrology and water quality, noise, recreation, transportation/traffic, and utilities service system.

The County has taken steps to encourage the public to participate in preparing the environmental analysis for the project. On August 24, 1999, the County circulated a Notice of Preparation for a draft FEIR for the project to the State Clearinghouse in the Governor's Office of Planning and Research; the County Clerk; and to appropriate Federal, State, regional, and local government agencies, and to nine private individuals. The Notice of Preparation was also posted on Parks and Recreation's website, and a Public Notice was posted in the Daily Breeze, the Culver City News, and the L. A. Sentinel. The comment period closed on September 22, 1999. The County received five letters of response during the scoping period. The environmental issues identified in the Notice of Preparation and letters received during the scoping process became the subject of the draft FEIR (Enclosure D), which was completed on July 25, 2000, and forwarded to Office of Planning and Research. A Notice of Completion was posted at both the Office of Planning and Research and the County Clerk on

the same day (July 25, 2000). A Notice of Availability of the draft FEIR for public review was then advertised in the Daily Breeze, the Culver City News, and the L.A. Sentinel and was then forwarded via regular mail to over 25 interested parties and to Federal, State, and local agencies potentially having an interest in this project. Finally, copies of the draft FEIR and Notice of Availability were mailed to 44 agencies' representatives and also were made available for public review at the Culver City and View Park public libraries, Kenneth Hahn State Recreation Area park office, Parks and Recreation office, and the Second District field office for a period of 45 days (July 25, 2000, to September 7, 2000).

The public review and comment period closed on September 7, 2000. During this period, a public meeting was held to receive public comments. A total of ten timely letters of comment and five late letters of comment were received. No letters of comment were received from any Federal agencies. The distribution list for the draft FEIR included a total of 11 State agencies. Of the 11 State agencies, two timely letters of comment and two late letters were received from the Governor's Office of Planning and Research, one timely letter was received from the California Department of Transportation, and one letter was received from the California Department of Health Services. In addition, the Office of Planning and Research distributed copies of the draft FEIR to 14 agencies of which one timely letter of comment was received from Caltrans, District 7. Of the regional and special district agencies, timely letters of comment were received from the South Coast Air Quality Management District and the Southern California Association of Governments. Of the County agencies, timely letters of comment were received from the County of Los Angeles Fire Department and the County of Los Angeles Sanitation Districts. One late letter was received from the County of Los Angeles Department of Public Works. Of the City agencies, one timely letter of comment was received from the City of Culver City Planning while one late letter on the draft FEIR was received from the City of Culver City Human Services Department. Two letters of comment on the draft FEIR were received from private citizens. All comments received during the public comment period are incorporated in the final FEIR (Enclosure E).

The final FEIR determined that the project is expected to result in significant impacts that can be mitigated to a level of insignificance with incorporation of mitigation measures for the following environmental resources: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazardous materials, hydrology and water quality, noise, recreation, transportation/traffic, and utilities service system. Four of the nine mitigation measures proposed for transportation/traffic impacts have been incorporated for three of the eight intersections in the project vicinity to reduce cumulative impacts below levels of

significance. The mitigation measures are included as part of the Mitigation Monitoring and Reporting Program (Enclosure F). The County has developed Environmental Findings of Fact and Statement of Overriding Considerations (Enclosure G) to substantiate the County's decision to not incorporate the remaining five mitigation measures proposed for transportation/traffic impacts and to accept the unavoidable environmental effects concerning the cumulative impact on five intersections within the vicinity of the project.

It has been determined that the economic, environmental, and social (recreational) benefits of implementing the project outweigh and override the unavoidable adverse cumulative effects of the project on transportation/traffic. The benefits of the project, when balanced against all adverse effects, cause those effects remaining after mitigation to be acceptable due to the following considerations:

- C The project supports the Department of Parks and Recreation's goals of increasing recreational opportunities in an area deficient by 49.1 acres of parkland in terms of the anticipated 2010 population.
- C The project implements County (General Plan) goals specifically for development of recreational opportunities in an area identified for such activities in the Recreation Area Plan and diverse recreational opportunities to address existing and anticipated future needs.
- C The project implements Regional Park and Open Space District (Proposition A) objectives in the Baldwin Hills.
- C The project implements goals and policies identified in the 1983 Baldwin Hills State Recreation Area General Plan to develop the property for golf and other athletic facilities.
- C The project is consistent with Crime Prevention Through Environmental Design Guidelines to identify solutions for design to encourage crime prevention, including enhancing natural surveillance, security lighting, and clear sight lines.
- C The project ensures compliance with the Americans with Disabilities Act of 1992.

The development of the eastern parcel shall occur at a later date. The mitigation measures for the eastern parcel development shall be implemented during the design and construction of those improvements.

A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The County is exempt from paying this fee when your Board finds that a project will have no adverse impact on wildlife resources. The project site is located in a previous petroleum exploration area. Therefore, it is recommended that your Board find that the project will have no adverse effect on wildlife resources and authorize Parks and Recreation to complete and file a Certificate of Fee Exemption for the project.

### **CONTRACTING PROCESS**

In December 1996, your Board approved and authorized Parks and Recreation to award an as-needed design services agreement to James D. Black Associates. On December 15, 1997, Parks and Recreation issued a Notice to Proceed to James D. Black Associates to provide architectural/engineering design and consultant services for the Kenneth Hahn State Recreation Area Soccer Fields Project.

Advertising for bids will be in accordance with the County's standard "Instruction Sheet for Publishing Legal Advertisements" (Enclosure B).

Following receipt of bids scheduled for June 18, 2002, we will return to your Board for construction contract award.

As requested by your Board on February 3, 1998, this contract opportunity will be listed on the Office of Small Business website upon your Board's approval.

Participation by Community Business Enterprises in the project is encouraged through Public Works' Capital Projects' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

### **IMPACT ON CURRENT SERVICES**

Construction of this project is scheduled to begin in August 2002. We anticipate no impact on current services related to the recommended actions. However, during construction there

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may be limited impacts to the existing parking lot. The park facility, including the ball fields, will remain open during construction. In addition, the construction documents require the contractor to comply with the provisions of the final FEIR and Mitigation Monitoring and Reporting Program, which were established to minimize the construction impacts.

### **CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects), Parks and Recreation, and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

TIMOTHY GALLAGHER  
Director of Parks and Recreation

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Enc. 7

cc: County Counsel  
Department of Public Social Services (GAIN Program)

May 9, 2002

**ENCLOSURE A**

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT  
ADOPT AND ADVERTISE  
SPECS. 5460; C.P. 77032**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Schedule Completion Date</b>	<b>Actual Completion Date</b>
Construction Documents		03/14/02
Jurisdictional Approvals		04/25/02
Construction Award	08/06/02	
Construction Start	08/27/02	
Substantial Completion	08/26/03	
Plants/Turf Establishment and Maintenance	11/24/03	
Final Acceptance	12/24/03	

## II. PROJECT BUDGET SUMMARY

Budget Category	Current Approved Budget
Plans and Specifications	\$ 388,367
Plan Check, Permits, and Annexation	\$ 41,008
Construction	\$ 1,946,434
Change Order Contingency	194,643
Equipment/Utility Connection Fees	6,000
At-Risk Youth Employment*	<u>54,749</u>
Total Construction	\$ 2,201,826
Other Consultant Services	\$ 312,037
Miscellaneous Expenditures	\$ 10,500
County Services	\$ 621,262
<b>TOTAL</b>	<b>\$ 3,575,000</b>

\* Includes youth labor, supervision, and materials.

May 9, 2002

**ENCLOSURE B**

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT  
ADOPT AND ADVERTISE**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper, or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE  
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishing all materials, labor, and equipment required to complete construction for the following work:

<b><u>SD</u></b>	<b><u>SPECS</u></b>	<b><u>PROJECT</u></b>	<b><u>BID DOC.</u> <u>FEE</u></b>	<b><u>DATE OF BID</u> <u>OPENING</u></b>
2	5460	Kenneth Hahn State Recreation Area Soccer Fields Project 4100 South La Cienega Boulevard Los Angeles, CA 90056	\$75	06/18/02

Copies of the project manual and drawings may be obtained at the Cashier's Office, Department of Public Works, 1st Floor, 900 South Fremont Avenue, Alhambra, California 91803, for the fee stated above. For bid information, please call (626) 458-2563. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's Office before 10:45 a.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 11:00 a.m. on this date in Conference Room D, 1st Floor, 900 South Fremont Avenue, Alhambra, California.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess a "B" license classification at the time of bid. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

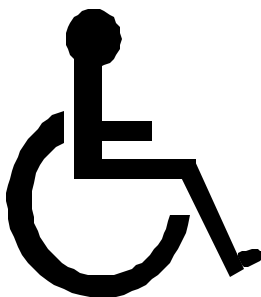
The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en español, por favor llame al Telefono (626) 458-2563.



Upon 72 hours notice, the Department can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 S. Fremont Ave.), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7:00 a.m. to 5:30 p.m.



Con 72 horas de noticia, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 S. Ave. Fremont), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del departamento al (626) 458-4081 o TDD (626) 282-7829, de Lunes a Jueves de las 7:00 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated May 21, 2002.

Specs. 5460

VIOLET VARONA-LUKENS, EXECUTIVE OFFICER  
OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES

May 9, 2002

**ENCLOSURE C**

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT  
ADOPT AND ADVERTISE  
SPECS. 5460; C.P. 77032**

**YOUTH EMPLOYMENT PLAN**

**Background:**

The project site is located in the Baldwin Hills area in an unincorporated area of Los Angeles County on Fairfax Avenue between Slauson Avenue and Stocker Avenue. The project will include constructing two soccer fields (one junior field and one adult field), a 1,545-square-foot field office building with public restrooms and storage space, a 46-space parking lot, and landscaping and irrigation improvements. Parks and Recreation will employ at-risk youth to perform the landscaping work for the project.

**Task that may be Performed by At-Risk Youth**

Landscaping - planting of all trees and shrubs only (1,796 hours)

**Estimated Cost of At-Risk Youth Employment**

Total estimated hours of youth employment	\$ 1,796
Cost per hour:	<u>9.50</u>
Total estimated cost of youth employment	\$17,062

**Method of At-Risk Youth Employment**

The employment of at-risk youth will be coordinated by the Department of Parks and Recreation through the Department of Community and Senior Services and the Department of Children and Family Services. In addition, youth will be supervised by a crew instructor employed by the Parks and Recreation South County Community Services Agency.

### **Youth Employment Goal**

Under the provisions of the Los Angeles County Regional Park and Open Space District policy on employment of at-risk youth, the Youth Employment Minimum Obligation of the County of Los Angeles is \$15,739,750 (equal to 50 percent of the total maintenance and service funding from Proposition A of 1992 and 1996).

Parks and Recreation is actively pursuing employment opportunities for at-risk youth on all projects. The current plan to meet the YEMO for Parks and Recreation and at-risk youth employment accomplished to date are as follows.

	<b><u>YEMO GOAL</u></b>	<b><u>ACCOMPLISHED</u></b>	<b><u>REMAINING</u></b>
Project Support	\$ 5,246,583	\$472,342	\$ 4,774,241
Maintenance	\$ 5,246,583	\$204,078	\$ 5,042,505
Other New Youth Employment*	<u>\$ 5,246,584</u>	<u>\$109,223</u>	<u>\$ 5,137,361</u>
<b>YEMO Totals</b>	<b>\$15,739,750</b>	<b>\$785,643</b>	<b>\$14,954,107</b>

\* Various parks and other County programs

May 9, 2002

**ENCLOSURE D**

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT  
ADOPT AND ADVERTISE  
SPECS. 5460; C.P. 77032**

**DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT**

May 9, 2002

**ENCLOSURE E**

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT  
ADOPT AND ADVERTISE  
SPECS. 5460; C.P. 77032**

**FINAL FOCUSED ENVIRONMENTAL IMPACT REPORT**

May 9, 2002

**ENCLOSURE F**

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT  
ADOPT AND ADVERTISE  
SPECS. 5460; C.P. 77032**

**MITIGATION MONITORING AND REPORTING PROGRAM**

May 9, 2002

**ENCLOSURE G**

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT  
ADOPT AND ADVERTISE  
SPECS. 5460; C.P. 77032**

**FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS**